TABLE 11-8
THERMOSTAT SETTINGS FOR MULTI-FAMILY HIGH-RISE BUILDINGS

TIME OF DAY	SINGLE ZONE DWELLING UNIT		TWO ZONE DWELLING UNIT			
			BEDROOMS/BATHROOMS		OTHER ROOMS	
	HEAT	COOL	HEAT	COOL	HEAT	COOL
Midnight - 6 a.m.	60	78	60	78	60	85
6 a.m. - 9 a.m.	70	78	70	78	70	78
9 a.m. - 5 p.m.	70	78	60	85	70	78
5 p.m. - 11 p.m.	70	78	70	78	70	78
11 p.m. - Midnight	60	78	60	78	60	78

§ 435.112 Building energy compliance alternative.

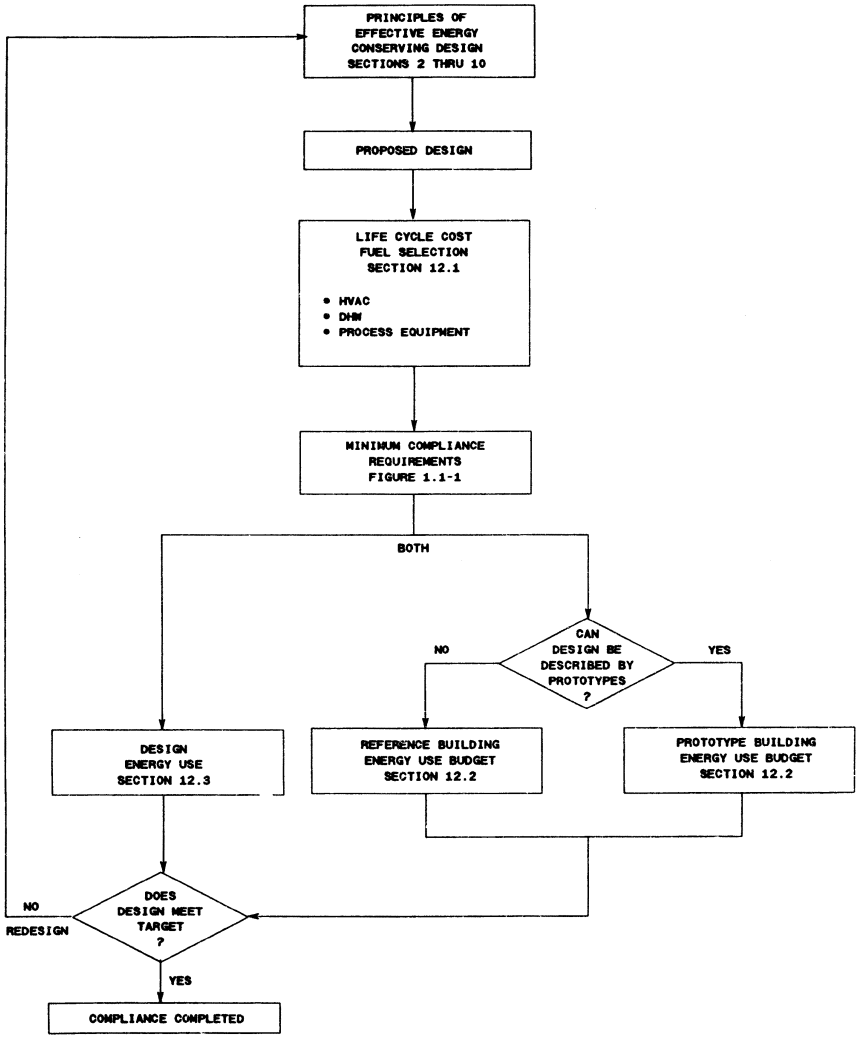
12.1 General

12.1 This section provides an alternative path for compliance with the standards that allow for greater flexibility in the design of energy efficient buildings using an annual energy target method. This path, as does the path used in section 11.0, provides an opportunity for the use of innovative designs, materials, and equipment such as daylighting, passive solar heating, heat recovery, and thermal storage as well as other applications of off-peak electrical energy where they cannot be adequately evaluated by the prescriptive or system performance methods found in sections 3.4, 3.5, 5.4, 5.5, 7.4., and 9.4.

12.1.2 The Building Energy Use Budget Target alternative may be used as an option to the Building Energy Cost Budget method in section 11.0 and is to be used in lieu of the prescriptive and system performance methods and in conjunction with sections 3.3, 4.3, 5.3, 6.3, 7.3, 8.3, 9.3 and 10.3.

12.1.3 Compliance under this section is demonstrated by showing that the calculated annual energy usage for the Proposed Design is less than or equal to a calculated Energy Use Budget. (See Figure 12–1). A life-cycle cost economic analysis is required to evaluate alternative fuel sources and energy reduction strategies. The procedures in this chapter are intended only for establishing design compliance, and are not intended to be used either to predict, document or verify annual energy consumption or annual energy costs.

Figure 12-1 Building Energy Compliance Alternative



12.1.4 Compliance under the Building Energy Use Budget method requires a detailed energy analysis, using a conventional simulation tool, of the Proposed Design. A life-cycle cost analysis shall be used to select the fuel source for the HVAC systems, service hot water, and process loads from available alternatives. The Annual Energy Consumption of the Proposed Design with the life-cycle cost-effective fuel selection is calculated to determine the modeled energy consumption, called the Design Energy Use.

12.1.5 The Design Energy Use is defined as the energy that is consumed within the five foot line of a proposed building per ft^2 over a 24 hour day, 365-day year period and specified operating hours. The calculated Design Energy

Use is then compared to a calculated Energy Use Budget.

12.1.6 *Compliance.* The Energy Use Budget is determined by calculating the annual energy usage for a Reference or Prototype Building that is configured to comply with the provisions of section 11.0 for such buildings, except that the fuel source(s) of the Prototype or Reference Building shall be the same life-cycle cost-effective source(s) selected for the Proposed Design. If the Design Energy Use is less than or equal to the Energy Use Budget then the proposed design complies with these standards.

12.1.7 This section provides instructions for determining the Design Energy Use and for calculating the Energy Use Budget. The Energy Use Budget is the highest allowable calculated annual energy consumption for a specified building design. Designers are encouraged to design buildings whose Design Energy Use is lower than the Energy Use Budget. Incorporated in this section is an optional life-cycle cost economic analysis procedure that may be used by the designer to examine the economic feasibility of all energy design alternatives and to produce a more optimum design.

12.2 Determination of the Annual Energy Budget

12.2.1 The Energy Use Budget shall be calculated for the appropriate Prototype or Reference Building in accordance with the procedures prescribed in section 11.2 with the following exceptions: The Energy Use Budget shall be stated in units of Btu/ft^{2} yr and the simulation tool shall segregate the calculated energy consumption by fuel type producing an Energy Use Budget for each fuel (the fuel selections having been made by a life cycle cost analysis in determining the proposed design).

12.2.2 The Energy Use Budget (EUB) is calculated similarly for the Reference or Prototype Building using the following equation:

$$EUB=EUB_1\times f_1+EUB_2\times f_2+\ldots..+EUB_i\times f_i$$

Equation 12–1

Where EUB_1, EUB_2, . . . EUB_i are the calculated annual energy targets for each fuel used in the Reference or Prototype building and f_1, f_2, . . . f_i are the energy conversion factors given in Table 12–1. In lieu of case by case calculation of the Energy Use Budget, the designer may construct Energy Use Budget tables for the combinations of energy source(s) that may be considered in a set of project designs, such as electric heating, electric service water, and gas cooling or oil heating, gas service water and electric cooling. The values in such optional Energy Use Budget tables shall be equal to or less than the corresponding Energy Use Budgets calculated on a case by case basis according to this section. Energy Use Budget tables shall be constructed to correspond to the climatic regions and building types in accordance with provisions for Prototype or Reference Building models in section 11.0 of these standards.

TABLE 12-1
FUEL CONVERSION FACTORS FOR COMPUTING DESIGN ANNUAL ENERGY USES

FUELS	CONVERSION FACTOR
Electricity	3412 Btu/kilowatt hour
Fuel Oil	138,700 Btu/gallon
Natural Gas	1,031,000 Btu/1000 ft^3
Liquified Petroleum (including Propane and Butane)	95,500 Btu/gallon
Anthracite Coal	28,300,000 Btu/short ton
Bituminous Coal	24,580,000 Btu/short ton
Purchased Steam and Steam from Central Plants	1,000 Btu/Pound
High Temperature or Medium Temperature Water from Central Plants	Use the heat value based on the water actually delivered at the building five foot line

NOTE: At specific locations where the energy source Btu content varies significantly from the value presented above then the local fuel value may be used provided there is supporting documentation from the fuel source supplier stating this actual fuel energy value and verifying that this value will remain consistent for the foreseeable future. The fuel content for fuels not given above shall be determined from the best available source.

12.3 Determination of the Design Energy Use

12.3.1 The Design Energy Use shall be calculated by modeling the Proposed Design using the same methods, assumptions, climate data, and simulation tool as were used to establish the Energy Use Budget, but with the design features that will be used in the final building design. The simulation tool

used shall segregate the calculated energy consumption by fuel type giving an annual Design Energy Use for each fuel. The sum of the Design Energy Uses multiplied by the fuel conversion factors in Table 12–1 yields the Design Energy Use for the proposed design:

$$DEU=DEU_1\times f_1+DEU_2\times f_2+\ldots.+DEU_i\times f_i$$

Equation 12–2

Where f_1, f_2, . . . f_i are the fuel conversion factors in Table 12–1.

12.3.2 Required Life Cycle Cost Analysis for Fuel Selection

12.3.2.1 Fuel sources selected for the Proposed Design and Prototype or Reference buildings shall be determined by considering the energy cost and other costs and benefits that occur during the expected economic life of the alternative.

12.3.2.2 The designer shall use the procedures set forth in subpart A of 10 CFR part 436 to make this determination. The fuel selection life cycle cost analysis shall include the following steps:

12.3.2.2.1 Determine the feasible alternatives for energy sources of the Proposed Design's HVAC systems, service hot water, and process loads.

12.3.2.2.2 Model the Proposed Design including the alternative HVAC and service water systems and conduct an annual energy analysis for each fuel source alternative using the simulation tool specified in this section. The annual energy analysis shall be computed on a monthly basis in conformance with section 11.0 of these standards with the exception that all process loads shall be included in the calculation. Separate the output of the analysis by fuel type.

12.3.2.2.3 Determine the unit price of each fuel using information from the utility or other reliable local source. During rapid changes in fuel prices it is recommended that an average fuel price for the previous twelve months be used in lieu of the current price. Calculate the annual energy cost of each energy source alternative in accordance with procedures in section 11.0 for the Design Energy Cost. Estimate the initial cost of the HVAC and service water systems and other initial costs such as energy distribution lines and service connection fees associated with each fuel source alternative. Estimate other costs and benefits for each alternative including, but not necessarily limited to, annual maintenance and repair, periodic and one time major repairs and replacements and salvage of the energy and service water systems. Cost estimates shall be prepared using professionally recognized cost estimating tools, guides and techniques.

12.3.2.2.4 Perform a life cycle cost analysis using the procedure specified in section 12.3.2.

12.3.2.2.5 Compare the total life cycle cost of each energy source alternative. The alternative with the lowest total life-cycle cost shall be chosen as the energy source for the proposed design.

12.4 Compliance

12.4.1 Compliance with this section is demonstrated if the Design Energy Use is equal to or less than the Energy Use Budget.

$$DEU\leq EUB$$

Equation 12–3

12.4.2 The energy consumption shall be measured at the building five foot line for all fuels. Energy consumed from non-depletable energy sources and heat recovery systems shall not be included in the Design Energy Use calculations. The thermal efficiency of fixtures, equipment, systems or plants in the proposed design shall be simulated by the selected calculation tool.

12.5 Standard Calculation Procedure

12.5.1 The Standard Calculation Procedure consists of methods and assumptions for calculating the Energy Use Budgets for Prototype and Reference Buildings and the Design Energy Use for the Proposed Design. In order to maintain consistency between the Energy Use Budgets and the Design Energy Use, the input assumptions stated in section 11.5 are to be used.

12.5.2 The terms Energy Cost Budget and Design Energy Cost or Consumption used in section 11.0 correlate to Energy Use Budget and Design Energy Use, respectively, in section 12.0.

12.6 The Simulation Tool

12.6.1 The criteria established in section 11.0 for the selection of a simulation tool shall be followed when using the compliance path prescribed in section 12.0.

12.7 Life Cycle Cost Analysis Criteria

12.7.1 The following life cycle cost criteria applies to the fuel selection requirements of this chapter and to option life cycle cost analyses performed to evaluate energy conservation design alternatives. The fuel source(s) selection shall be made in accordance with the requirements of subpart A of 10 CFR part 436. The implementation calculations for the methodology of subpart A of 10 CFR part 436 is provided in *National Bureau of Standards Handbook 135* entitled ''Life Cycle Cost Manual for the Federal Energy Management Program.'' When performing life cycle cost analyses of optional energy conservation opportunities the designer may use the life cycle cost procedures of *subpart A of 10 CFR part 436 or OMB Circular A–94* or an equivalent procedure that meets the assumptions listed below:

12.7.1.1 The economic life of the Prototype Building and Proposed Design shall be 25 years. Anticipated replacements or renovations of energy related features and systems in the Prototype or Reference Building and Proposed Design during this period shall be included in their respective life cycle cost calculations.

12.7.1.2 The designer shall follow established professional cost estimating practices when determining the costs and benefits associated with the energy related features of the Prototype or Reference Building and Proposed Design.

12.7.1.3 All costs shall be expressed in current dollars. General inflation shall be disregarded. Differential escalation of prices (prices estimated to rise faster or slower than general inflation) for energy used in the life cycle cost calculations shall be those in effect at the time of the life cycle cost calculations as published by the Department of Energy's Energy Information Administration.

12.7.1.4 The economic effects of taxes, depreciation and other factors not consistent with the practices of *subpart A of 10 CFR part 436* shall not be included in the life cycle cost calculation.

Subpart B—Voluntary Performance Standards for New Non-Federal Residential Buildings [Reserved]

Subpart C—Mandatory Performance Standards for New Federal Residential Buildings

§ 435.300 Purpose.

(a) This subpart establishes voluntary energy conservation performance standards for new residential buildings. The voluntary energy conservation performance standards are designed to achieve the maximum practicable improvements in energy efficiency and increases in the use of non-depletable sources of energy.

(b) Voluntary energy conservation performance standards prescribed under this subpart shall be developed solely as guidelines for the purpose of providing technical assistance for the design of energy conserving buildings, and shall be mandatory only for the design of Federal buildings.

(c) The energy conservation performance standards will direct Federal policies and practices to ensure that cost-effective energy conservation features will be incorporated into the designs of all new residential buildings designed and constructed by and for Federal agencies.

§ 435.301 Scope.

(a) The energy conservation performance standards for new Federal residential buildings will apply to the design of all new residential buildings except multifamily buildings more than three stories above grade.

(b) The primary types of buildings built by or for the Federal agencies, to which the energy conservation performance standards will apply, are:

(1) Single-story single-family residences;

(2) Split-level single-family residences;